



GRASSROOTS
REALTY GROUP

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320 Citadel Meadow Bay NW
Calgary, Alberta

MLS # A2283543



\$689,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,957 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: NONE

HOME SWEET HOME! Located on a quiet, well-established street in Citadel is this well-maintained two-storey house built in 2001. Offering 1,956 sq. ft. of living space, this home is ideal for families seeking both comfort and convenience. Through the front porch enters main floor, you will find a flex room with a floor to ceiling window, a laundry room off garage, a thoughtfully designed half bath around the corner of stairs, and an open airy great room which combines kitchen, family room and dinning room. All updated with brand new LVP vinyl plank flooring & fresh paint throughout. There is a newly installed vanity in the half bathroom. Up to the second floor, you will find a handy 4pcs bathroom right at the top of landing area. A bonus room with vaulted roof and corner gas fireplace is perfect for a movie night or family gathering. Few steps ahead, you will find 3 well designed bedrooms, including a super sized master bedroom...with 4pcs master ensuite and a WIC. A king size bed is easy to fit in this room. Lots of storage in partially finished basement (drywalled) which can be your next to-do-list. All major components have been carefully maintained over the years, including roof (app. 10 years old), recently serviced furnace (duct cleaning done 2026), and hot water tank (2023). Other improvements like dishwasher (2024), washer & dryer(2025) add to the home's move-in-ready appeal. Set within a family-friendly community, the property is within walking distance to a local elementary school and just minutes from everyday amenities include Costco, Superstore, Home Depot, banks, dental clinics, pet services, as well as parks, sports, and recreational facilities... truly a rare opportunity to enjoy a peaceful neighborhood with both convenience and accessibility. Available for quick possession! **Open house Sunday Feb 8th 1-3pm**

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